

6/22/22

DRI 720 Martha's Vineyard Hospital - Navigator Homes

MVC requests prior to public hearing

Applicant responses 7/5/22

7/12/22 follow-ups from staff

Applicant responses 7/12/22

Geoghan,

Please see below for a list of information that commissioners and staff have requested in regard to the Navigator Homes proposal. This is grouped according information that is needed prior the hearing, and information that will be needed prior to the close of the hearing, as discussed at the LUPC meeting on June 13. Let me know if you have any questions.

Thanks,

Alex

Responses needed prior to the hearing:

HOUSING

1. Clarify how many housing units currently provided by the hospital for workforce housing will be released as a result of the project, and how many would remain.

Impossible to state a definitive number. Employment and staff housing needs are fluid. The proposal will accommodate approximately 1/3 of the current needs of the Hospital, and as such approximately the same would be released.

How many housing units does 1/3 represent?

FROM THE HOUSING MEMO ATTACHED TO THE SUBMISSION - MVH currently leases 85 units of housing and owns 7 units (92) units. Eighty of the leased units are long term and five are seasonal rentals. Five years ago, MVH leased 73 units and owned four. Of the 73 leased units, 32 were seasonal rentals. This project will provide approximately 40 units to MVH (the rest for Navigator), so that represents a little over a third. But again, that number is fluid.

Included in these numbers are units rented to house travel staff for Windemere. As part of MVH's commitment to continue to support the existence of a nursing home on the Island, MVH will be renting 30 bedrooms of housing in 14 units to Navigator.

2. In regard to the current workforce units that the hospital provides, does this satisfy the hospital staff's housing needs, or are there other staff who still need housing?

No, as stated previously, the Hospital has lost a number of employees and prospective employees due to the inability of those employees to find housing, or for the hospital to provide housing.

3. Of the total number of workforce units to be made available with the project (48 units, 76 beds), how many will be occupied by hospital employees working at the Navigator facilities?

Logically, if someone is employed by the Hospital, they will not be working at the Navigator facility. However, 30 bedrooms of housing on the project site will be allocated to Navigator employees.

4. What are the hospital's intentions with respect to managing the workforce housing? Will there be an on-site manager/superintendent?

The plan is to employ an on-site manager. We currently use this approach with other Hospital properties with more than six bedrooms.

WASTEWATER

5. Describe any previous efforts by the hospital to address the leaching of pharmaceuticals associated with hospital activities.

There is no release of pharmaceuticals into the existing hospital wastewater system. Pharmaceuticals are disposed of in accordance with Hospital regulations, and not through the wastewater system. Pharmaceuticals are considered hazardous waste and are shipped off-Island for disposal.

6. Clarify whether there is a need for (and if so, plans for) any wastewater filter/treatment for pharmaceutical/meds.

No pharmaceuticals are proposed to be disposed of through the wastewater systems on this site. Pharmaceuticals/meds passing through a patient's system and releasing through bathroom facilities are treated through the Title V system just as a private party in their home.

7. Clarify the status of the Edgartown Board of Health review pertaining to the septic plan.

The location and basic design of each system has been located on the plans. All systems are Title V compliant and would meet the enhanced system thresholds, the so-called John Smith designs. The Board of Health would need to approve all systems as a condition to a building permit, and likely a condition to MVC approval.

Clarify the status of the Board of Health review. What has occurred so far and what are the next steps?

THE ENGINEERS ARE DESIGNING THE ENHANCED SEPTIC SYSTEMS IN THE LOCATIONS SHOWN ON THE PLAN. AS WITH ANY SEPTIC PLANS, WHEN COMPLETED THEY WOULD

GO TO THE BOH FOR FINAL APPROVAL, AND ULTIMATLEY THE ISSUANCE OF PERMITS. THE BOH HAS BEEN PART OF THE WASTEWATER DISCUSSIONS SINCE THE BEGINNING OF THIS PROJECT.

ENERGY

8. Is there a formal commitment to install the solar array? Would the array be part of the overall project and slated for construction as part of the project?

We are proposing to install the solar array as a part of the project. The timing of installation will depend on supply chain and the course of the construction, but it is a part of the project as proposed.

9. What is the projected energy usage for both lots, and how much electricity would the solar array generate?

It is too early in the project to anticipate energy usage. Depending on when construction can take place, the final determination of materials, energy costs at that time, this is an impossible question to answer right now, and should not be necessary before a public hearing is held. Additionally, one can only estimate the amount of electricity the solar array can generate. We can provide an estimate for the public hearing.

10. The area designated for the solar array lies within Navigator's proposed lot – would any credit from the solar benefit the hospital? If so, please explain.

This has not been discussed. This would be a private matter between the Hospital and Navigator.

11. Clarify the intention regarding propane for cooking and laundry.

The project looks to minimize the use few fossil fuel sources and rely primarily on electric.

All of the Workforce Housing building types (types A,B,C,& D) utilize electric power for all systems including heating, air conditioning, laundry, and water heating.

The five Green House Skilled nursing utilize electric power for most systems including heating, air conditioning, and water heating. The laundry drying system for the greenhouses is under evaluation, if an electric system could perform adequately given the volume required then it would be preferred, if not then a unit using propane would be used.

The emergency backup generator for the Greenhouses will run on Diesel fuel.

All final decisions are contingent upon the construction cost input.

MISCELLANEOUS

12. Describe in more detail what will happen to the existing Windemere facility as a result of the project, including proposed uses.

MVH is considering how the space might be re-deployed to better serve the healthcare needs of the Island. Regardless of how it is re-deployed, its renovation will likely provide us with another occasion to meet with the MVC.

13. List of conditions under which the subdivided property and/or skilled nursing facility would revert back to the hospital.

This is a private matter between Navigator and the Hospital. In general terms, should Navigator cease as an entity, or be unable to maintain the Skilled Nursing facility, or attempt to subdivide its lot, MVH would have the right to re-acquire the property or find a successor entity. Depending on a number of factors, the separation of the parcels would remain, or could be combined. The bottom line is, this project is only permitted under the Zoning By-Law with the Skilled Nursing Facility component.

14. Will construction be phased? Are there contingencies (financial, permitting, or other) to moving ahead with any aspect of the project?

We anticipate the Skilled Nursing Facility will commence construction prior to the Workforce Housing, but that could change. After MVC review, the Planning Board must approve the project before a building permit can be issued.

15. List of all town, state, and federal permits required.

PLANNING BOARD APPROVAL UNDER EDGARTOWN ZONING BY-LAWS
MARTHA'S VINEYARD COMMISSION
BOARD OF HEALTH/WASTEWATER
MESA/NATURAL HERITAGE
WATER DEPARTMENT
FIRE INSPECTIONS
NURSING HOME LICENSE (MASSACHUSETTS)

16. Rendering showing the finished development as seen from across Edgartown-VH Road, covering both the vertical and horizontal extents of the project.

ELEVATIONS WERE PROVIDED WITH THE MAY 12TH SUBMISSION, INCLUDING SECTION FROM VH-EDG ROAD TOWARD THE SITE. ARCHITECTURAL TEAM IS WORKING ON A 3D MODELING IMAGE FROM VH-EDGARTOWN ROAD. WILL BE PROVIDED WHEN COMPLETE, AND BEFORE PUBLIC HEARING.

We don't have any renderings on file from May 12. This needs to be submitted prior to scheduling the hearing.

THEY WERE SUBMITTED WITH THE MAY 12TH INFORMATION, AND ARE COPIED HERE AGAIN. PLEASE REFER TO PAGES

Responses needed prior to close of hearing:

HOUSING

1. Proposed agreement with workforce housing occupants, including eligibility and any income/asset requirements.
2. Will the project give priority to housing the lowest paid employees of the Navigator facility so that it can be used to capacity? Currently MVH says Windemere uses only 28 beds due to staffing shortage.
3. Will MVH make any effort to ensure that the existing workforce housing units offsite remain available for island workers, or will the units go into the marketplace and available for seasonal rental?

WASTEWATER

4. Written proposal to mitigate the wastewater nitrogen in excess of the MVC load limit for Sengekontacket Pond.

ENERGY

5. Clarify who will pay for the energy used for the electric vehicle charging stations.
The applicant will install the EV power stations. The user of the station would pay for the electrical consumption.
6. Why does the plan not include rooftop solar generation where possible, and has this been considered in the proposed configuration of the buildings?
7. List or description of energy standards that will be met, and any LEED components of the project.

THIS INFORMATION WAS PROVIDED SUBSTANTIVELY ON PAGE 8 OF THE NARRATIVE SUBMITTED ON MAY 9TH, 2022.

Excerpt from the Narrative:

The codes that drive the energy efficient design of the Navigator Homes of Martha's Vineyard - Green House Homes (Skilled Nursing facility) and The Work Force Housing (residential) are listed below:

- **Mass Building code: 9th edition – IBC 2015 including the Mass Amendment**
- **Mass Energy code: IECC 2018**
- **Mass Stretch code: The Stretch Code was last updated in 2017, in conjunction with the 2015 IECC update. The Stretch code remains unchanged with the IECC 2018 adoption except to now reference the IECC 2018 rather than the IECC 2015.**
- **105 CMR - 100 – DoN regulations**
- **105 CMR 150 – Physical plant regulations**
- **ASHRAE 90.1 - 2016 for the residential buildings**
- **ANSI/ASHRAE/ASHE Standard 170 - Ventilation requirements for healthcare facilities.**

- a. Navigator Homes of Martha's Vineyard - Green House Homes (Skilled Nursing facility) are required by the Massachusetts Determination of Need Program (DoN) to be constructed and operated in accordance with a LEED Silver Certifiable standard (50–59 points) - a minimum and will use the LEED for Healthcare most current checklist (LEED for HC 2009). The State DPH plan review process will require a submittal of the LEED credit list and a narrative that explains the selected credit paths to Silver certifiable designation.
- b. The Work Force Housing (residential) will be constructed and operated as in accordance with LEED certifiable standard (40–49 points) - a minimum and will use LEED BD+C Building Design and Construction

ENVIRONMENT

- 8. Copy of the NHESP determination letter.
Several meetings have taken place, this is an ongoing process as outlined in the Narrative.
- 9. Has the environmental report required under NEPA been revised to accommodate the expanded disturbance area? Has there been any further NEPA review?
- 10. Any statement to USDA regarding changes as they pertain to the environmental report.
THE SITE PLAN ALTERATIONS DO NOT NECESSITATE AN AMENDED FILING WITH THE USDA.

Is this according to the USDA? If so, please provide documentation.

- 11. Why are more natural materials not proposed for the buildings? What impact will the proposed building materials have in terms of microplastic pollution?

LANDSCAPE/SITE DESIGN

- 12. Will the proposed landscaping use only native species?
- 13. Can more natural topography be used instead of retaining walls?
- 14. What permeable alternatives are available for the paved surfaces?
- 15. Preliminary landscape plan.
UNTIL THE MESA/NATURAL HERITAGE FILING IS COMPLETE, A FINAL PROPOSED LANDSCAPE PLAN CANNOT BE COMPLETED. THIS WOULD BE PART OF THE PROCESS AND WE WOULD EXPECT THE DECISION TO BE CONDITIONED ON LUPC OR THE FULL COMMISSION REVIEWING A FINAL LANDSCAPE PLAN.
PARTIAL PLAN WILL BE SUBMITTED PRIOR TO A PUBLIC HEARING
- 16. Exterior lighting plan with spec sheets.
WILL HAVE FOR PUBLIC HEARING

MISCELLANEOUS

- 17. Description of any income restrictions/thresholds for the workforce units.
- 18. What efforts will be made to limit impacts to the existing bike path on Edgartown-VH Road?

19. Clarify what impacts the ground-mounted solar array might have on Pennywise Path (Special Way).